

4/4/11 - Monday, April 4, 2011

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of April 4, 2011

City Hall, Council Chambers, 7:00 p.m.

Members Present: Messrs. FitzGerald, Hibbard, Kaiser, Kayser, Seymour, Duax, Klinkhammer, Pearson, Larson

Staff Present: Messrs. Reiter, Genskow, Ivory, Noel

The meeting was chaired by Mr. Kaiser.

1. REZONING (Z-1478-11) “ Amendment to Chapter 16.16 (On-premise Sign Code)

Mr. Ivory presented a Plan Commission request to amend Chapter 16.16 (On-premise Sign Code) pertaining to allowances for ground signs for motor vehicle dealerships. The proposed ordinance would allow, as a conditional use permit, motor vehicles dealerships an additional ground sign. The change eliminates the requirement that the dealer must sell from two different manufactures, if more than one sign is desired, and adds that the proposal be reviewed by a new set of site criteria.

Mr. FitzGerald recommended approval of the amendment to the On-Premise Sign Code for motor vehicle dealerships ground signs. Mr. Kayser seconded and the motion carried.

2. REZONING (Z-1479-11) “ Amendment to Chapter 16.16 (On-premise Sign Code)

Mr. Ivory presented a staff request to amend Chapter 16.16 (On-premise Sign Code) that pertains to temporary balloon signs. The draft ordinance clarifies that balloons signs, inflated by mechanical means are allowed, but still have to be affixed to the ground.

Mr. FitzGerald recommended approval of the amendment to the On-Premise Sign Code for temporary balloon signs with the deletion of the words replaced on or in the last sentence. Mr. Kayser seconded and the motion carried.

**3. REZONING (Z-1481-11) “ R-1 to R-2P, Folsom St.
and
PRELIMINARY PLAT (P-2-11) “ Kayla Court**

Mr. Reiter presented the request to rezone land from R-1 to R-2P and to approve the preliminary plat for a duplex development. The location of the proposal is on the north side of Folsom Street and west of Preston Road. The project involves 10 lots for duplex development on 4 acres (20 units at 5 units per acre). The rezoning is consistent with the City™s Comprehensive Plan Land Use Plan. Lot 10 should be limited to single-family home development since the City Council previously denied a duplex request in this location. The applicant should dedicate half of the public right-of-way and Chippewa Valley Technical College should dedicate the other half. There is the option to extend the cul-de-sac as a through road, for future land subdivision on the adjacent west parcel.

Steve Wiggins of 1720 Hayden Avenue, Altoona, prefers his plat remain unchanged and has no issue with Lot 10 being a single-family home. He talked with the property owner to the west about his project. Mr. Wiggins was not in favor of a single-family development concept.

Mr. Larson arrived at 7:32 p.m.

Kasey Benson, 3230 West Folsom Street, has no intention to develop his property, but would like the through street access. He is not in favor of the duplex development. He thought duplexes are inconsistent with the existing neighborhood and it would cause additional traffic.

Commissioners discussed the temporary cul-de-sac and through street option. Some thought the plat should show the through street and the road should be officially mapped on the parcel to the west. The rezoning was also discussed, both why single-family and duplex could work.

Mr. Klinkhammer recommended to approve the rezoning and Mr. Kayser seconded the motion. Mr. FitzGerald, Mr. Seymour, and Mr. Klinkhammer voted in favor of the rezoning. All other commissioners voted nay. The motion failed.

Mr. Klinkhammer motioned to approve the preliminary plat, subject to the conditions in the staff report, but striking condition #4. Seconded by Mr. Seymour. Mr. Klinkhammer and Mr. Seymour voted in favor and all others voted nay. The motion failed.

4. REZONING (Z-1482-11) “ Temporary R-1 to R-1, 2010 Hawkins Avenue

Mr. Reiter presented a request to rezone a parcel from Temporary R-1 to R-1 in order to build a single-family home with City water and sewer connections.

Applicant, Chris Sebesta of 1701 Badger Avenue, would like to build the single-family home.

Mr. FitzGerald recommended approval of the rezoning. Mr. Kayser seconded and the motion carried.

5. CONDITIONAL USE PERMIT (CZ-1104) “ Motor Bike Sales/Service, 1241 W. Clairemont Avenue

Mr. Reiter presented the request to allow the sale, service, and rental of motor bikes in an I-2 district. The location is at Shipshape Car Wash, 1241 W. Clairemont Avenue. The request appears to not adversely impact other industrial users/properties in the area. Motor scooter sales shall be located on a paved surface.

Applicant, Deb Hoover of 402 N. Beach Road, stated she was in favor of the proposal.

Mr. Klinkhammer motioned to approve the conditional use permit, subject to the condition in the staff report. Mr. Kayser seconded and the motion carried.

6. SITE PLAN (SP-1104) “ Two duplexes, Seymour Road and Brookline Avenue

Mr. Reiter presented the request to approve a site plan for two duplexes. The location is at the northwest corner of Seymour Road and Brookline Avenue. The one duplex located off Brookline Avenue has two-car garages and the one off Seymour Road has one-car garages.

Applicant, Tom Holbrook of E2550 Oregon Lane, Eleva, WI, stated he can work with the City on the conditions of the staff report.

Mr. FitzGerald motioned to approve the site plan, subject to conditions in the staff report. Mr. Kayser seconded and the motion carried. Mr. Hibbard voted nay.

7. SITE PLAN (SP-1105) “ Phase 2, Prairie Park and FINAL CONDO PLAT (P-5-10 Amd.) “ Phase 2, Prairie Park and CERTIFIED SURVEY MAP (CSM-3-10 Amd.) “ Amended CSM with Easement

Mr. Reiter presented the request to approve a site plan for Phase 2 of Prairie Park development and recommend approval of the final amended condo plat and Certified Survey Map for Phase 2. The location is on the west side of Hwy. 53, south of I-94. The amended plat reduces the amount of dwelling units by 13 for a new total of 75 units. The playground area was moved from the south side to the west side of the drainage pond. There is a sidewalk realignment along the west side of the pond, and a sidewalk deferment request until Southern Way is constructed. Grading and stormwater for this phase has been modified but is consistent with what was approved for the first phase. Drainage calculations shall be submitted however.

Applicant, Jim Rooney of Rooney Properties, clarified where the playground was moved from and that the CSM had to be modified to accommodate the four-plex to the south of the stormwater pond. Some of the units have already been rented. His firm is moving forward to allow for more market choice. He said the pond will have standing water and a fountain.

Mr. Klinkhammer motioned to approve the site plan for Phase 2, the final amended condo plat and Certified Survey Map, subject to conditions in the staff report. Mr. Seymour seconded and the motion carried. Mr. Kayser voted nay and Mr. Hibbard abstained.

8. DISCUSSION/DIRECTION

A. Rezoning Washington Street

Mr. Reiter presented the C-2 to CBD rezoning request from Mark Wise, property owner of Just Local Foods, located at 1117 Farwell Street. A rezoning would allow him to acquire an adjacent property, meet setbacks, and construct a building addition onto the grocery.

Mark Wise, Indianhead Insurance Agency, Inc., thought the rezoning would allow the buildings along Washington Street to also meet building setbacks.

The commissioners thought it a worthwhile rezoning proposal by reducing existing nonconformities. They also believed the two residential C-2 zoned properties should be rezoned to R-4. They also thought vacation of the alley should be studied since it is a dangerous exit.

B. West Riverside Plan

Mr. Ivory presented the West Riverside Plan revisions. It has been updated with an executive summary, analysis of conditions, and a recommendation section. The Advisory Committee™s open house meeting was well attended and the public had generally positive comments. Staff has also met with the Redevelopment Authority and Waterways and Parks Commission to review the plan. The Plan Commission is asked for any further comment on the plan before initiating the public hearing. Mr. Ivory noted several other minor changes. A summary of housing block defect data was added. On page 52 some of the guiding principles were clarified. On page 69, the trail system was modified since an archeology site was found. On page 76, the text was changed to allow greater flexibility in redevelopment options.

Mr. Seymour asked that bridges be included in the revised maps.

C. Neighborhood Enhancement and Home Ownership Programs

Mr. Reiter presented the various programs the City has available to help home ownership and neighborhood improvement. He noted two different programs such as Neighborhood Improvement District and Neighborhood Corporations that the City does not utilize.

D. Code Compliance Items

Mr. Duax asked to review the conditional use permit for 1329 Western Avenue. He believes the property has site violations with non-screening of recycled materials.

E. Future Agenda Items

None.

9. MINUTES

The minutes of the meeting of March 14, 2011, were approved.

Joseph Seymour
Secretary